

Ref. 2683 – **PODERE MONTEPULCIANO**

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WINE ESTATE WITH 4.5 HA OF DOCG VINEYARDS FOR SALE IN MONTEPULCIANO, TUSCANY

Montalcino – Siena – Tuscany

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Interiors
440 sqm

Bedrooms
5

Bathrooms
3

Total land
4.7 ha

Vineyards
4.5 ha

Bottles of wine
30,000 max

Not far from Montepulciano, on the edge of a small town, small winery for sale. The property can count on 3.6 ha of vineyard (+ 0.9 ha for rent) and a spacious two-story house, as well as several farm outbuildings that could be used to build a private winery. Production is currently entrusted to the Cantina Sociale di Montepulciano and is around 30,000 bottles/year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2683 – PODERE MONTEPULCIANO

TYPE: boutique wine estate

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 440 square meters (4,735 square feet)

TOTAL ROOMS: 16

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: agricultural outbuildings

MAIN FEATURES: house, ceramic floor, wooden beams, barn to be restored, Chianti DOCG vineyards, Nobile di Montepulciano DOCG, olive trees, garden

EXTERIORS: 4.7 hectares (11.6 acres)

VINEYARDS: 3.6 hectares (owned) + 0.9 hectares (rented)

WINE PRODUCTION: approx. 30.000 bottles / year

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 299.57 kWh/m²year)

HEATING SYSTEM: radiators + pellet stove + fireplace

CLOSEST CITIES AND TOWNS

Servizi più vicini (3km; 5'), Torrita di Siena (5km; 10'), Montepulciano (6km; 10'), Trequanda (16km; 20'), Pienza (20km; 25'), Castiglione del Lago (26km; 30'), San Quirico d'Orcia (28km; 30'), Cortona (29km; 35'), Montalcino (41km; 45'), Arezzo (48km; 45'), Siena (60km; 50'), Colle di Firenze (112km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (71km; 55'), Firenze A. Vespucci (123km; 1h 25'), Grosseto C. Baccarini (130km; 1h 45'), Pisa G. Galilei (183km; 2h), Roma Ciampino (205km; 2h 10'), Roma Fiumicino (219km; 2h 10')

PODERE MONTEPULCIANO

Not far from **Montepulciano**, on the edge of a small town, **small winery** for sale. The property can count on **3.6 ha of vineyard** (+ 0.9 ha for rent) and a spacious two-story house, as well as several farm outbuildings that could be used to build a private winery. Production is currently entrusted to the *Cantina Sociale di Montepulciano* and is around **30,000 bottles/year**.

Services are available in the nearby village (about 3 km by road) while the historic centers of **Montepulciano** and **Torrita di Siena** are less than 10' drive away. The property's location at the gateway to **Valdorcia** makes it possible to reach renowned centers such as Pienza, Montalcino and San Quirico in less than half an hour.

DESCRIPTION OF THE BUILDINGS

The **main house** (295 sqm – 3,174 sqft, 5 bedrooms and 3 bathrooms), built in 1975, is on three floors and consists of two separate units:

- **Basement:** cellar;
- **Ground floor:** agricultural warehouse used for wine storage. On the cadastral level, however, we find an apartment consisting of a living room with kitchen and pantry, two bedrooms, two bathrooms and walk-in closet. This portion of the building was renovated in 2000 and is in excellent condition, with independent heating with radiant panels, single-fired floors, double-glazed windows and solid wood fixtures. The entire floor is currently used for wine storage.
- **First floor:** living room with balcony, dining room, kitchenette, three bedrooms, bathroom and partially practicable attic. The unit, currently inhabited by the owners, was also renovated in 2000 and has finishes in line with the lower floor.

Around the house stretches a **5,200-sqm garden** with irrigation system and **95 olive trees**, already in full production.

The property is completed by an **agricultural warehouse** (80 sqm – 861 sqft), to be renovated and very suitable as equipment shelter and/or wine cellar, an **old stable** (30 sqm – 323 sqft) and a **barn** (35 sqm – 377 sqft), also to be renovated.

STATE AND FINISHES

At the agricultural level, the property can count on a small vineyard registered to **Nobile di Montepulciano DOCG** (0.3650 ha), **Rosso di Montepulciano DOC** (0.5000 ha), **Chianti DOCG** (1.5000 ha) and **Toscana IGT** (1.2750 ha). In addition, the company conducts other vineyards in the vicinity, registered in Chianti DOCG (0.6500 ha) and Toscana IGT (0.3000 ha), with the possibility for the buyer to take over the contracts at the time of purchase.

- **Vineyards surface:** 3.6 hectares (+ 0.9 hectares rented)
- **Varieties:** Sangiovese
- **Altitude:** 250 - 400 m asl
- **Years of planting:** 2005, 2017, 2019
- **Training:** Guyot (3,000 - 5,000 vines / ha)
- **Soil:** medium texture, good presence of skeleton
- **Yearly production:** 33 tons (grapes)

Grapes are delivered to the *Cantina Sociale di Montepulciano* for vinification, with a final production of around 30,800 bottles:

- **Nobile di Montepulciano DOCG:** 2,800 bottles
- **Chianti DOCG:** 13,500 bottles
- **Rosso di Montepulciano DOC:** 4,500 bottles

- **Toscana Rosso IGT:** 10,000 bottles

The property is completed by strips of unused land (5,400 sqm) placed between the vineyards separating the various plots. Also leased, the farm has about 2.6 hectares of arable land, currently cultivated with fodder.















































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